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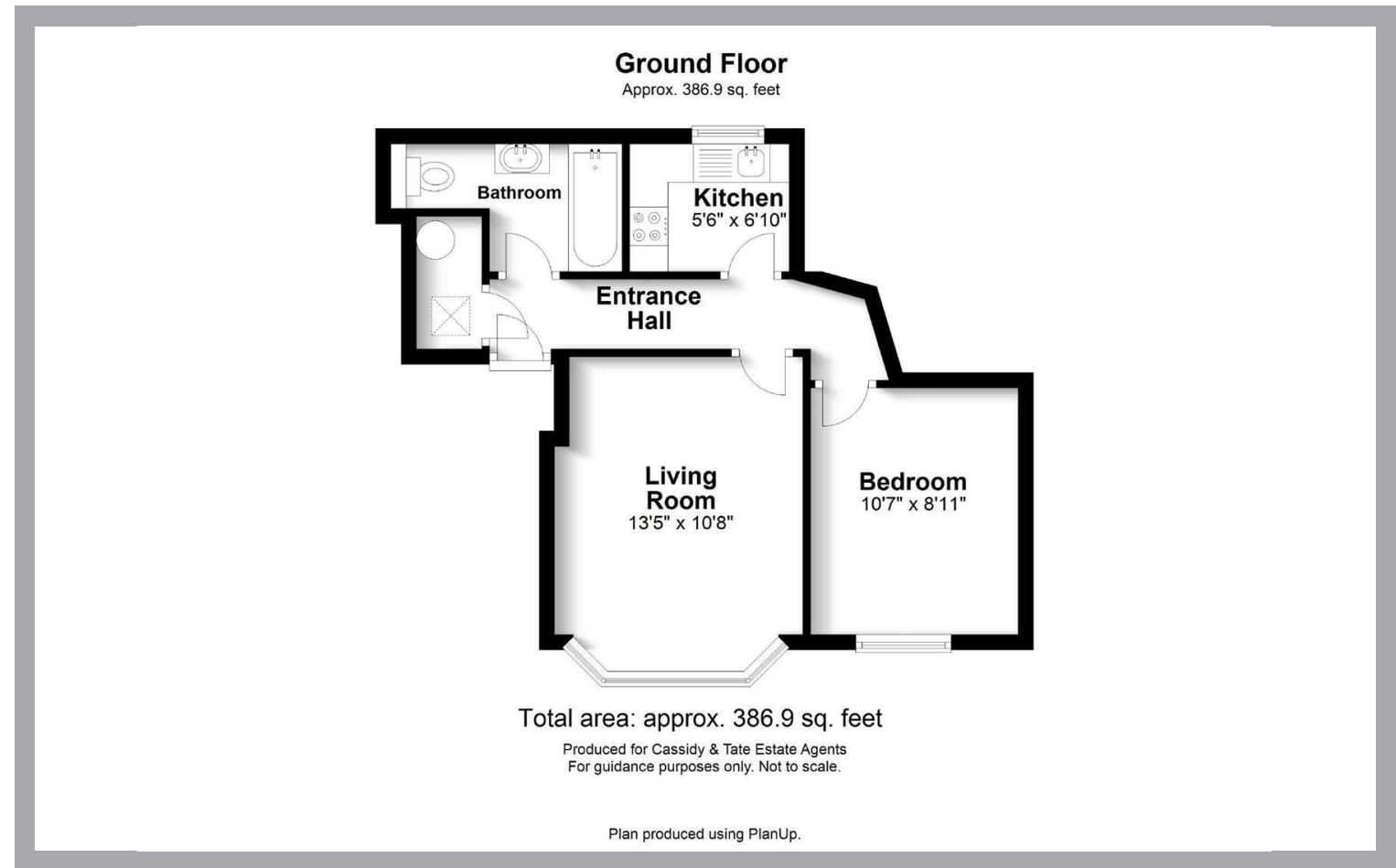


www.cassidyandtate.co.uk

BEACONSFIELD ROAD  
ST ALBANS  
AL1 3RB

Price Guide £265,000

EPC Rating: D Council Tax Band: C



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

Located a stone's throw away from the mainline railway station, is this recently refurbished ground floor, one bedroom apartment. Set within an attractive building, just off Beaconsfield Road and within walking distance of the city centre. Internally the property is presented in excellent decorative order throughout and features a bright and airy living room with bay window, a kitchen fitted with modern wall and base units and integrated appliances, a double bedroom and a luxury three piece bathroom. Further benefits include, double glazing, intercom in the entrance hall and allocated parking plus visitors parking. St. Albans city centre is a short walk away where you will find an extensive range of shopping, leisure facilities and the many eateries offering cuisines from all over the world, plus cosmopolitan bars, making this property is the ideal home for a professional or a couple.



*Specialists in Bespoke Properties*

- Close to St Albans City Station
- Reception Room & Kitchen
- Modern Bathroom
- Council Tax Band: C
- One Double Bedroom
- Off Street Parking
- Share of Freehold
- Energy Performance Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

